



**Westfield–Washington Township Advisory Plan Commission**  
**Minutes of the April 15, 2019 APC Meeting**  
*Presented for approval: May 8, 2019*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 15, 2019  
scheduled for 7:00 p.m. at the Westfield City Hall.**

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, and Robert Smith.

**Members Absent:** Scott Willis and Chris Woodard.

**City Staff Present:** Matt Skelton, ECD Director, Pam Howard, Senior Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger with Krieg DeVault.

**APPROVAL OF MINUTES:**

Motion: Approve April 1, 2019 meeting minutes as written.

Motion: Kelleher; Second: Horkay. Motion passed. Vote: 7-0.

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the meeting rules and procedures.

**OPENING OF MEETING**

**CONSENT AGENDA ITEMS**

*No Consent Agenda Items.*

**ITEMS OF BUSINESS**

**1904-ODP-08**

**1904-SPP-08**

**Lancaster Residential Subdivision**

*West and adjacent to Spring Mill Road, North and adjacent to 186<sup>th</sup> Street*

Platinum Properties Management Co, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 190 Lots on approximately 145 acres +/- in the Lancaster PUD District.

*(Planner: Jonathan Dorsey ▪ [JDorsey@westfield.in.gov](mailto:JDorsey@westfield.in.gov))*

Dorsey overviewed this request for a Primary Plat and Overall Development Plan review.

No petitioner presentation.

No comments.

Motion: Approve 1904-ODP-08 & 1904-SPP-08 with the condition that all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Indiana Department of Natural Resources prior to the issuance of an improvement location permit.

Motion: Kelleher; Second: Maue. Motion passed. Vote: 7-0.

## **PUBLIC HEARING ITEMS**

### **1904-PUD-05**

[PUBLIC HEARING]

#### **iBeach31 at Grand Park PUD**

*North side of 186<sup>th</sup> Street, west of Grand Park Boulevard*

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

*(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))*

Howard introduced and overviewed this request. She turned the presentation over to the petitioners, Katie Conner and David Bunch with iBeach31.

Conner summarized this project along with the use and offerings of the facility. She spoke of her extensive history and experience with volleyball and beach volleyball. She stated that she has a strong community of beach volleyball players. She said that in addition to making this facility available to those players, she would like to see it be an asset to the City.

Bunch reiterated Conner's comments and said that this project would offer additional playing area for local sports.

Conner showed exhibits of the facility and spoke of iBeach's discussion with the adjacent property owner, the Grand Park Fieldhouse/Pacers Event Center. She said that they have discussed the appearance of the building and the proposed building materials, including the roofing materials.

Bunch said that this construction is consistent with the Grand Parks Events Center and Pro-X. He also compared the look of this proposed building to similar facilities in Noblesville and Zionsville.

Conner said they are working with the Grand Park Fieldhouse/Pacers Event Center on the proposed building materials. She also said that the petitioners have addressed the advantage their proposed parking lot would offer to Grand Park and the Grand Park Fieldhouse/Pacers Event Center.

Public Hearing for 1904-PUD opened at 7:20 p.m.

Billy Bunlowfst, 200 East 186th Street, on behalf of Andy Card and the Grand Park Fieldhouse/Pacers Event Center; referred to the letter submitted by Card regarding quality of architectural and fence materials. He said he is very excited to have iBeach as partners; however, expressed concern regarding the proposed architecture and fence material. He stated that the Fieldhouse adhered to the standards and wants this petitioner to be held to the same standards. He asked to see examples of the proposed building materials.

Public Hearing for 1904-PUD closed at 7:22 p.m.

Maue said that he shared the architecture concerns. He said he feels the use is good and added that standards have changed in the past three years. He said he is not opposed to fabric roof; however, would like the more visible facades be more substantial and broken up to provide more character. He asked about bay doors/loading doors.

Bunch responded that there would be no loading doors and described the purpose and location of the potential bay doors. He asked Maue for clarification on what he meant about more substantial facades.

Maue responded that the use masonry, metal panel, or concrete would be more substantial. He added that he is not in favor of taking the fabric down onto the side walls.

Schmitz asked if the indoor courts would be sand or hard courts. He also agreed with Maue regarding the building architecture. He said he likes the offsets, as they offer additional character.

Bunch said indoor courts would be all sand.

Hoover asked for clarification on "Exhibit 4 Character Exhibit". He stated that liked the wave pattern on the original better than what was shown on the new rendering.

Bunch responded that "Exhibit 4 Character Exhibit was the outdated version with all fabric walls. He added that the original wave pattern was tailored specifically to the nature of the volleyball business. He said that the newer patterns were designed to better fit in the many uses at Grand Park. He said they would be willing to go back and revisit the design.

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*Website: <http://www.westfield.in.gov> / Economic and Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

Maue stated that also likes the original pattern better. He said he likes the newest-proposed materials better, but feels muting the colors takes something away for the building's appearance.

Hoover said the building is attractive, especially the entryway design.

Graham agreed with Hoover.

Conner responded that she is not sure if the wave pattern can be accomplished with metal.

Kelleher agreed; however, she noted that wasn't around when Grand Park was approved. She asked Bunlowfst to elaborate on what he meant by "quality materials".

Bunlowfst responded that they want to use materials that would be comparable to the Grand Park Fieldhouse/Pacers Event Center. He said the APC expected them to do concrete all the way to the top of the building, and he said that he would like the proposed iBeach31 building to follow the same standards used by the Grand Park Fieldhouse/Pacers Event Center.

Horkay agreed that the original design for iBeach looks better than the newest revision. He said that he is not too excited about using metal siding for this building.

Kelleher said she can't speak to cost of construction, but has seen beautiful poured concrete with patterns such as that located under the bridges along Keystone Avenue.

Maue said that there are many options and variety with concrete and masonry, but cost will be the issue. He said doesn't believe all metal siding would be his preference. He said he would like fabric limited to roof.

Bunch stated that concrete becomes more cost effective for a larger building. He said that the Grand Park Fieldhouse/Pacers Event Center is double the size of iBeach proposal. He added that iBeach can't economically do the building in all concrete.

Skelton asked if the Grand Park Fieldhouse/Pacers Event Center was required to use concrete or if they voluntarily committed to use that product.

Horkay responded that it was voluntary.

Connor stated that most people will be looking at buildings from inside Grand Park and will see Grand Park Event Center and iBeach at the same time. She said that the two are comparable buildings

Kelleher asked if the fence would be green or black chain link.

Bunch responded that it would be black.

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **1904-ODP-07**

### **1904-SPP-07**

#### **Wheeler Landing, Section 1**

*Southwest corner of Wheeler Road and 181<sup>st</sup> Street*

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 34 acres +/- in the Wheeler Landing PUD District.

*(Planner: Caleb Ernest ▪ [CErnest@westfield.in.gov](mailto:CErnest@westfield.in.gov))*

### **1904-PUD-07**

#### **Southoak PUD Amendment**

*16465 Southpark Drive*

16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahm, LLP requests an amendment to the Southoak PUD District to modify development standards on approximately 3.70 acres +/- in order to accommodate two (2) flex buildings.

*(Planner: Daine Crabtree ▪ [DCrabtree@westfield.in.gov](mailto:DCrabtree@westfield.in.gov))*

**1904-PUD-08**

**Urban Vines PUD**

*303 East 161<sup>st</sup> Street*

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

*(Planner: Pam Howard ▪ [PHoward@westfield.in.gov](mailto:PHoward@westfield.in.gov))*

**REPORTS/COMMENTS**

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

**ADJOURNMENT**

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Maue. Motion passed. Vote: 7-0

Meeting adjourned at 7:45 p.m.

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Randell Graham, President

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Andre Maue, Vice President

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Matthew S. Skelton, Esq., Secretary